



Little Mousden

Cornford Lane, Tunbridge Wells, Kent, TN2 4QX

Batcheller
Monkhouse

Our Corner of England

Little Mousden

An opportunity to acquire a substantial older style property in need of modernisation with equestrian facilities located in an attractive setting on the outskirts of Tunbridge Wells with 8.8 acres and extensive range of outbuildings.

Ground Floor

- Reception Hall/Dining Room
- Sitting Room
- Drawing Room
- Family Room
- Study
- Two Cloakrooms
- Kitchen
- Second Kitchen

First Floor

- Main Bedroom
- 5 further Bedrooms, one with Dressing Room
- Shower Room and separate WC
- Family Bathroom

Outside

- Garage/Workshop
- Stable Yard
- Sand School
- Log Store
- Mature Gardens and Grounds in all around 8.8 Acres
- No Mains Water



DESCRIPTION

Little Mousden is a much loved family home marketed for the first time in 80 years. The property provides extensive accommodation which could be divided as it has two staircases, kitchens, bathrooms and two separate power and heating systems. The mature gardens and grounds are a real feature of the property and have an extensive range of outbuildings. The equestrian facilities include an all weather arena, 6 stables, 3 forage stores, field shelters, vehicle and trailer garaging and parking.

The main features of the property include:

- **Reception hall/dining room** with arch feature, fireplace, **cloakroom** to one side and stairs rising to the first floor.
- **Sitting room** is dual aspect with open fire and a bay window to the side.
- **Drawing room** with a window and bay window to front and a fireplace.
- **Family room** is also dual aspect. **Study** with a window to side. Inner hall with **cloakroom**, door to garden and second staircase rising to the first floor.
- **Kitchen** with quarry tile floor and a range of units, calor gas hob and oven. **Second kitchen** with a range of cupboards, pantry.
- **Main bedroom** is dual aspect with bay window, fitted wardrobe cupboards.
- **Shower room** and **separate WC**.
- **Second double bedroom** is also dual aspect with a bay window to the side and **dressing room**.
- **Four further bedrooms** and **two bathrooms**.

OUTSIDE

The garden and grounds are a real feature of this property. The property is approached over a gated driveway with enclosed frontage leading to a parking area and in turn to a **large garage with workshop** at the rear. There is a **stable yard** with **6 good size stables**.

The front garden is laid to lawn with mature shrubs, grapevine and a climbing rose to the front porch. To the rear are cascade ponds and trees including acer.

The land incorporates a **large paddock** with **two field shelters** and a gate in the top corner leads to a **further paddock**. The **sand school** is 40m x 20m with a Pasada and rubber top and floodlighting. Former kitchen garden. Opposite the property is a further 3.23 acres of paddock with field shelter.

We understand originally there were four access points to the property from the road. Garden and grounds in total 8.8 acres.







AMENITIES

Local: Pembury High Street is 0.9 miles distant with its cricket ground, church, post office, Tesco and several pubs.

Towns: For more comprehensive amenities and shops Tunbridge Wells (2.1 miles) and Tonbridge (6.2 miles).

Transport: Tunbridge Wells Station (2.4 miles). A21 (1 mile).

Schools: Pembury Primary School. Skinners Academy secondary school and the grammar schools in Tunbridge Wells. Independent schools in the area include Beechwood in Tunbridge Wells, Kent College in Pembury, Somerhill and Tonbridge School.

Leisure: Pembury Cricket Club. Childrens Playground and Youth Football Club. Eridge Pony Club. More comprehensive leisure facilities are close by in Tunbridge Wells.

DIRECTIONS

From Tunbridge Wells town centre head along Calverley Road and over the traffic lights into Bayhall Road turning left into Halls Hole Road on the sharp left hand bend. Continue for 0.8 of a mile turning right into Cornford Lane where the property will be found after a third of a mile on the left hand side.

What3Words: voters.winter.ticket

Additional Information

Agents Note: The land will be subject to an overage clause.

Local Authority: Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk

Services (not checked or tested): Private drainage. No mains water. Spring fed reservoir Oil fired central heating. Mains electricity.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K400683, K400679, K400081, K701764.

EPC: EPC rating E **Council Tax Band:** G

OFFERS INVITED

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020



NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

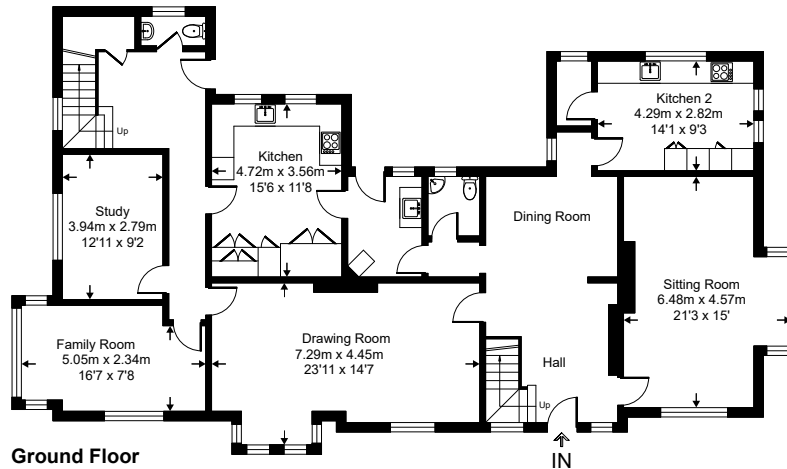
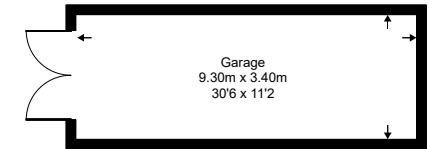
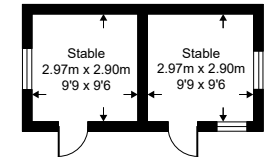
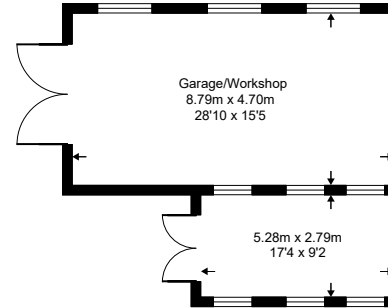
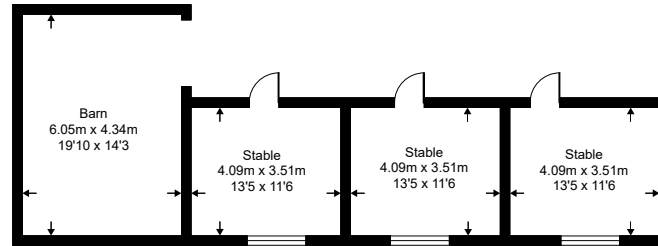
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

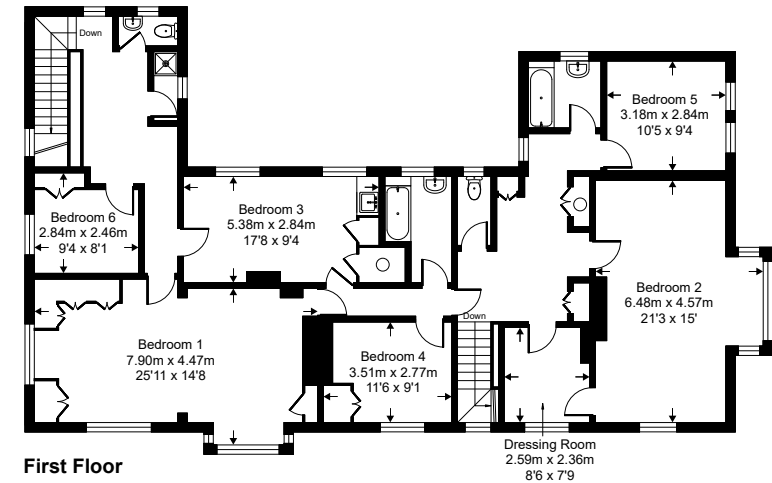


Little Mousden

Approximate Gross Internal Area = 335 sq m / 3607 sq ft
Approximate Garage Internal Area = 32 sq m / 341 sq ft
Approximate Outbuildings Internal Area = 142 sq m / 1533 sq ft
Approximate Total Internal Area = 509 sq m / 5481 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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